IN RE: PETITION FOR RESIDENTIAL * BEFORE THE ZONING VARIANCE * ZONING COMMISSIONER N/S Cord Street, 521 ft. E of Compass Road * OF BALTIMORE COUNTY 1011 Cord Street 15th Election District * Case No. 92-290-A 6th Councilmanic District Edward L. Wickman, Sr., et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioners herein request a variance from Section III B.3 (1945 Regs.)(B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 7 ft. for a carport, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrat.

and well being as we grow older This

from the Ese and Stanging dry , especially

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay's reposting and severtising fee and

Elicard 1. Wickman With the R. Wickman Bype or print name)

William William Wickman Bype or print name)

William William William William William Bype or print name)

theread of buch now + Korothy i wecking

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Variance at the above address: (indicate hardship or practical difficulty)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

AS WITNESS my hand and Notarial Seal.

That the Affiant(s) does/do presently reside at 1011 CORD ST.

IN SUPPORT OF ADMINISTRATIVE VARIANCE 92-290-A

unreasonable hardship upon the Petitioners.

the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order: however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

> Zoning Commissioner for Baltimore County

compliance with the B.C.Z.R. would result in practical difficulty and/or

Pursuant to the posting of the property and the provisions of both

day of March 1992 that the Petition for a Zoning Variance from Section III B.3. (1945 Regs.)(B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 7 ft., for a carport, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

condition.

LES/mmn

ZONING DESCRIPTION FOR 1011 COTA ST.

Beginning at a point on the North side of Cord (north, south, east or west), (name of which is 50 (number of feet of right-of-way wide at the distance of [number of feet) (north, south, east or width) of the centerline of the nearest improved intersecting street Compassion (name of the centerline of the nearest improved intersecting street (name of the centerline of the nearest improved intersecting street (name of the centerline of the nearest improved intersecting street (name of the centerline of the nearest improved intersecting street (name of the centerline of the nearest improved intersecting street (name of the centerline of the nearest improved intersecting street (name of the centerline of the nearest improved intersecting street (name of the nearest improved intersecting street)

County Office Building

Account: R-001-6150

Please Make Checks Payable (This Balthhore County \$6(). (1) 9A CO09#52AM01-28-92

Baltimore Coroly Greenpenent Zopany Coman Joner -Office of Planting in 1 Zegme. 4 7 A Section

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

March 4, 1992

Mr. and Mrs. Edard L. Wickman, Sr. 1011 Cord Street Baltimore, Maryland 21220

> RE: Petition for Residential Zoning Variance Case No. 92-290-A

Dear Mr. and Mrs. Wickman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, Zoning Commissioner

LES:mmn

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section III B.3.(1945 Regs) To permit a side yard setback of 3 feet in lieu of the required 7 feet. of the Zoning Regulations of Baltimore County for the following reasons: (indicate hardship or practical difficulty) We have been at this address for 30 years and Intend to make the sew permanet home,
therfore we are requesting a permit to add an
attacked so aspect to one forme for our safety
Property is to be advertised and/or posted as prescribed by Zealing Regulations.

(Shed prohibits seasons and location)
I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. Baltimore County. I/we do solemnly declare and affirm, under the penalties of perjury. that I/we are the legal owner(s) of the property which is the subject of this petition. Contract Purchaser: EDWARD L. WICKMAN SE, Edward I Wichman Sn DOROTHY A. WIGKMAN' Worther Q. Wickman State Zip Code Attorney for Petitioner: (type or print name) POROTHY OR EDW. WICKMAN 1011 CORD ST. 686-590% A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner Of Baltimore County, this ______ day of ______, 19____, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

ZONING COMMISSIONER OF BALTIMORE COUNTY





Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue

Towson, MD 21204

Office of Planning & Zoning

February 4, 1992

(410) 887-3353

Edward L. Wickman, Sr. and Dorothy A. Wickman 1011 Cord Street Baltimore, Maryland 21220

Re: CASE NUMBER: 92-290-A LOCATION: N/S Cord Street, 521' E of Compass Road 1011 Cord Street 15th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 16, 1992. The closing date is March 3, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public bearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD. THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Baltimore County

Politices: Flugra + Dorothy Wickman Location of property: N/S Cord ST., 571 E/comps 18d. on fro for ty a Patitioner.

Baltimore County Government Office of Zoning Administration and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

February 25, 1992

Mr. & Mrs. Edward L. Wickman, Sr. 1011 Cord Street Baltimore, MD 21220

RE: Item No. 305, Case No. 92-290-A Petitioner: Edward L. Wickman, et ux Petition for Administrative Variance

Dear Mr. & Mrs. Wickman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the in the nearing life. This petition was accepted for lifting on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning management has instituted a system whereby seasoned zonling attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

Zoning Advisory Committee Meeting for February 11, 1992

FROM: Robert W. Bowling, P.E.

Items 305, 309, 310, 311 and 312.

TO: Arnold Jablon, Director DATE: February 13, 1992

Zoning Administration and Development Management

The Developers Engineering Division has reviewed

For Items 171 (Case #91-171-A) and 265 (Case #92-254-A),

ROBERT W. BOWLING P.E., Chief Developers Engineering Division

the subject zoning items and we have no comments for

the previous County Review Group Comments remain valid.

(410) 887-3353

Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

Zoning Plans Advisory Committe Coments

Date:February 25, 1992

Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

WCR:jw

Enclosures

Zoning Coordinator

3620 PR

BALTIMORE COUNTY ECONOMIC DEVELOPMENT COMMISSION

Memorandum

Julie Winiarski Office of Zoning Administration and Development Management

A. J. Haley, Deputy Director Economic Development Commission

Zoning Advisory Comments for Meeting of February 11, 1992

This office has no comment for items 305, 309, 310, 311 or 312.

March 2 92-296-A

111 West Chesapeake Avenue

Towson, MD 2120+

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: March 3, 1992

Baltimore County Government Office of Zoning Administration

and Development Management

Office of Planning & Zoning

Your petition has been received and accepted for filing this

28th day of January, 1992.

Petitioner: Edward L. Wickman, et ux

Petitioner's Attorney:

(410) 887-3353

Mr. Arnord Jabion, Director Office of Zoning Administration and Development Management

Rahee J. Famili

SUBJECT: Z.A.C. Comments

3.A.C. MFETING DATE: February 11, 1992

This office has no comments for item numbers 305, 309, 310, 311 and 312.

Traffic Engineer II

FJF/lvd

700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

Arnold Jablon Director Zoning Admiristration and Development Management Baltimore County Office Building Towson, PD 21204

RE: Property Cwner: FDWAFD F. WICKMAN, SR. AND DOPOTRY A.

Baltimore County Government

Fire Department

FEERUARY 5, 1992

Location: #1011 CORD STFIET

Item No.: 305 Zening Agenda: FEERUARY 11, 1992

Gentlemen:

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Rureau has no comments at this time.

Special Inspection Division

JP/KEK

REGULVED ZONING OFFICE



